

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**JANUARY 4, 2012
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. Zoning Ordinance Amendment; Farmers Market (**Time Limit: January 19, 2012**) (**In joint Committee with Agricultural/PDR Committee and Planning Commission**)
2. [SUB2501460; Tyler Estates Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 6 single family detached units, zoned A-2 consisting of 12.39 acres located on the north side of Ramoth Church Road between Freedom Lane and Powhatan Trail on Assessor's Parcel 38-11 within the Hartwood Election District. (**Time Limit: January 25, 2012**) (**History - Deferred at November 2, 2011 Meeting to November 16, 2011**) (**Deferred at November 16, 2011 Meeting to January 4, 2012**)
3. Zoning Ordinance Amendment; Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) (**Time Limit: October 6, 2010**) (**History - Deferred at June 16, 2010 Meeting to August 18, 2010**) (**Deferred at July 21, 2010 Meeting to September 1, 2010**) (**Deferred at September 1, 2010 Meeting to October 6, 2010 Meeting**) (**Deferred - Requesting additional time from Board of Supervisors**)

NEW BUSINESS

4. [SUB1100240; Moncure Valley Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 118 single family detached units, zoned R-1 consisting of 53.08 acres located on the west side of Bells Hill Rd approximately 1900 feet north of its intersection with US Route 1 on Assessor's Parcels 30-18, 30-19, 30-19A, 30-20, 30-21, 30-22, 30-22A and 30-22B within the Aquia Election District. (**Time Limit: March 30, 2012**)

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

5. [Amendment to Zoning Ordinance](#) - The Board of Supervisors referred proposed Ordinance O12-04 to the Planning Commission. Proposed Ordinance O12-04 would amend and reordain Stafford County Code, Section 28-35, "Definition of Specific Terms" and Section 28-35, Table 3.1, "Table of Uses and Standards," to provide a definition of a Wetland Mitigation Bank and to allow a Wetland Mitigation Bank as an allowed use in the A-1, Agricultural and A-2, Rural Residential Zoning Districts. **(Time Limit: January 17, 2012)**
6. [Amendment to Zoning Ordinance](#) - The Board of Supervisors referred proposed Ordinance O12-05 to the Planning Commission. Proposed Ordinance O12-05 would amend and reordain Stafford County Code, Section 28-25, "Definition of Specific Terms" to amend the definition of Recycling center to Recycling facilities. **(Time Limit: January 18, 2012)**

PLANNING DIRECTOR'S REPORT

7. [Cluster Regulations](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

December 5, 2011

ADJOURNMENT